



A G E N D A
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
FEBRUARY 12, 2018
4:00 P.M.

1. Call to Order
2. Invocation – Gulf Shores Fire Department Battalion Chief, Bo Smith
3. The Pledge of Allegiance
4. Roll Call
5. Approval of Minutes
 - A. January 29, 2018 – Special Meeting
 - B. January 29, 2018 – Rescheduled Regular Council Meeting
 - C. February 5, 2018 – Council Work Session Meeting
6. Approval of Expense Vouchers
7. Presentation of Petitions, Requests and Communications
 - A. Public Assembly Permit Application – LA Fleet Feet Sweetheart Run
 - B. Update – Purchase of Real Property – Sacred Heart Building
8. Public Hearing
 - A. Ordinance – Amend Zoning Ordinance – The Village
 - B. ABC Applications
9. New Business
 - A. Resolution – Amend CUP – Marsh Landing Mobile Vendor Court
 - B. Resolution – Authorize Contract – Baldwin County Sheriff's Office
 - C. Resolution – Approve MOU with Gulf State Park Lifeguard Services
 - D. Resolution – Award Bid – Athletic Uniforms
 - E. Resolution – Board Appointment – Public Education Authority Board
 - F. Resolution – Ratify and Confirm Lease – M&B Holdings, LLC
 - G. Resolution – 2018 Budget Amendment 1
 - H. Ordinance – Authorize Franchise – Pelican Pete Party Rentals Limousine
 - I. Ordinance – Establish Speed Zone for AL-182
 - J. Ordinance – Adjust Municipal Court Costs
10. Committee Reports
11. Staff Reports
12. Hearing of Persons Not Listed on Formal Agenda
13. Adjourn

**MINUTES OF
REGULAR COUNCIL MEETING
CITY OF GULF SHORES, ALABAMA
FEBRUARY 12, 2018**

Mayor Robert Craft called the meeting to order at 4:00 p.m. at City Hall. The invocation was delivered by Gulf Shores Fire Department Battalion Chief Bo Smith.

Upon roll call, the following officials answered "present": Councilman Gary M. Sinak, Councilman Philip Harris, Councilman Jason Dyken, M.D., Councilman Stephen E. Jones and Mayor Robert Craft. Councilman Joe Garriss, Jr. was absent.

Councilman Gary M. Sinak moved to approve the minutes of the Special Meeting of January 29, 2018, as presented; seconded by Councilman Philip Harris was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

Furthermore, Philip Harris moved to approve the minutes of the Rescheduled Regular Council Meeting of January 29, 2018, as presented; seconded by Councilman Jason Dyken, M.D. was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

Councilman Stephen E. Jones moved to approve the minutes of the Council Work Session Meeting of February 5, 2018, as presented; seconded by Councilman Gary M. Sinak was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Councilman Jason Dyken, M.D. moved to approve the expense vouchers in the amount of \$448,652.35; seconded by Councilman Stephen E. Jones; and the vote of those officials present was unanimously in favor of the motion.

The City Clerk noted that the complete list of vouchers to be paid, as reflected on a computer printout, had been made a permanent record in the Clerk's office.

Director of Recreation and Cultural Affairs, Grant Brown introduced a Public Assembly Permit Application from LA Fleet Feet to host the Sweetheart Half Marathon, 5K and 1 Mile Run to be held on February 17, 2018.

Councilman Philip Harris moved to approve the Assembly Permit Application from LA Fleet Feet to host the Sweetheart Half Marathon, 5K and 1 Mile Run as presented; seconded by Councilman Gary M. Sinak; and the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garriss, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Economic Development Coordinator Blake Phelps presented an update on the recent purchase of the Sacred Heart Building. The City is now actively pursuing a medical type lessor to lease the facility and enhance the availability of quality medical care within the city.

Mayor Craft then stated that the next item to be considered by the Council was not his property, but his did own the adjacent property, so he would be recusing himself from the discussion and vote. Mayor Craft then turned the meeting over to Mayor Pro Tempore Philip Harris. Mayor Pro Tempore Harris stated that this was the time and place for the public hearing, as advertised, on the proposed Zoning Ordinance Amendment for the rezoning of 58 acres known as The Village from BG (General Business) to R-1-5 (Single Family Residential).

The City Clerk stated that this public hearing notice had been advertised as required by law by posting of the public notice and draft Resolution at City Hall, Library, Recreation Center and the City's website for a minimum of twenty two days.

Insert #1

Andy Bauer, Planning Director, noted the recommendations of his Department and the Planning Commission in support of the resolution.

Insert #2

The City Clerk stated there were no written communications received.

Mayor Pro Tempore Philip Harris asked if there was anyone present who wished to comment on the proposed Zoning Ordinance Amendment for The Village. Don Chambers, a resident of the adjacent neighborhood Craft Farms North, had some questions concerning the use of some of the common area and traffic concerns. Planning and Zoning Director Andy Bauer addressed his concerns; there were no further comments from the audience.

Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 1878

**AN ORDINANCE
AMENDING ORDINANCE NO. 1584
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,
BY CHANGING THE ZONING CLASSIFICATION
OF 58 ACRES OF LAND KNOWN AS THE VILLAGE
LOCATED AT 20895 COUNTY ROAD 8
IN GULF SHORES, ALABAMA
DESCRIBED HEREIN IN REZONING CASE ZA17-000066,
FROM BG (GENERAL BUSINESS) TO
R-1-5 (SINGLE FAMILY RESIDENTIAL) ZONING**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That in respect to that certain property described as follows:

Parcel A

COMMENCE AT AN OLD ½" OPEN END IRON PIPE MARKER FOUND AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 00 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG THE WEST MARGIN OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR ON THE SOUTH RIGHT OF WAY MARGIN OF BALDWIN COUNTY HIGHWAY NO. 8 FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE AFORMENTIONED SOUTH TIGHT OF WAY MARGIN NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 290.79 FEET TO A CAPPED REBAR ON THE NORTHWEST CORNER OF LOT NUMBER 203 OF "CRAFT FARMS NORTH PHASE TWO", BY SLIDE 2339-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'21" EAST, A DISTANCE OF 166.01 FEET TO A REBAR PIN; THENCE RUN NORTH 89°49'11" EAST, A DISTANCE OF 42.31 FEET TO A CAPPED REBAR; THENCE RUN SOUTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 933.50 FEET, AN ARC DISTANCE OF 976.29 FEET (CHORD BEARS SOUTH 32 DEGREES 58 MINUTES 48 SECONDS EAST, 932.40 FEET) TO A CAPPED REBAR, THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, AN ARC DISTANCE OF 178.23 FEET (CHORD BEARS SOUTH 28 DEGREES 40 MINUTES 32 SECONDS EAST, 167.93 FEET) TO A REBAR PIN; THENCE RUN SOUTH 05°12'18" WEST, A DISTANCE OF 343.27 FEET TO A CAPPED REBAR ON THE SOUTHWEST CORNER OF COMMON AREA NUMBER 8 OF THE AFORMENTIONED SLIDE 2339-D; THENCE RUN SOUTH 86°42'06" EAST, A DISTANCE OF 87.07 FEET TO A CAPPED REBAR; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTNACE OF 28.55 FEET

(CHORD BEARS NORTH 60 DEGREES 28 MINUTES 03 SECONDS EAST, 27.02 FEET) TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 142.18 FEET (CHORD BEARS SOUTH 06 DEGREES 15 MINUTES 26 SECONDS EAST, 134.01 FEET) TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.32 FEET (CHORD BEARS SOUTH 04 DEGREES 29 INUTES 04 SECONDS EAST) TO A REBAR PIN; THENCE RUN NORTH 62°25'29" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 49 OF "CRAFT FARMS NORTH PHASE ONE", BY SLIDE 2243-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 865.05 FEET, AN ARC DISTANCE OF 535.64 FEET (CHORD BEARS SOUTH 09

DEGREES 45 MINUTES 30 SECONDS WEST) TO A CAPPED REBAR; THENCE RUN SOUTH 08°01'16" EAST, A DISTANCE OF 261.34 FEET TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OS 1092.88 FEET, AN ARC DISTANCE OF 741.84 FEET (CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 8 SECONDS WEST, 727.68 FEET) TO A REBAR PIN; THENCE RUN SOUTH 30°52'02 WEST, A DISTANCE OF 526.03 FEET TO A REBAR PIN; THENCE RUN SOUTH 09°58'30" WEST, A DISTANCE OF 121.90 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 45°34'38" EAST, A DISTANCE OF 137.17 FEET TO A CAPPED REBAR; THENCE TUN SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OS 120.00 FEET, AN ARC DISTANCE OF 93.44 FEET (CHORD BEARS SOUTH 29 DEGREES 03 MINUTES 15 SECONDS WEST, 91.10 FEET) TO A CAPPED REBAR; THENCE RUN NORTH 61°58'18" WEST, A DISTANCE OF 97.83 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 87°31'13" WEST, A DISTANCE OF 132.64 FEET TO A REBAR PIN; THENCE RUN SOUTH 71°39'37" WEST, A DISTANCE OF 191.02 FEET TO A REBAR PIN; THENCE RUN SOUTH 89°57'48" WEST, A DISTANCE OF 49.91 FEET TO A POINT ON THE WEST MARGIN OF SECTION 27; THENCE RUN ALONG THE WEST MARGIN OF SAID SECTION LINE NORTH 00°02'17" WEST, A DISTANCE OF 1165.41 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 577.48 FEET TO A CAPPED REBAR ON THE WEST MARGIN OF SECTION 27; THENCE RUN NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST, ALONG SAID WEST SECTION LINE, A DISTANCE OF 1286.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 40.39 ACRES, MORE OR LESS.

Parcel B

COMMENCE AT AN OLD ½" OPEN END IRON PIPE MARKER FOUND AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 00 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG THE WEST MARGIN OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY MARGIN OF BALDWIN COUNTY HIGHWAY NO. 8; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG SAID WEST MARGIN OF SECTION 27, A DISTANCE OF 1286.26 FEET TO A CAPPED REBAR FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG SAID WEST MARGIN OF SECTION 27, A DISTANCE OF 1326.26 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 577.48 FEET TO A CAPPED REBAR; THENCE RUN NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST, A DISTANCE OF 1326.15 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 577.51 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 17.58 ACRES, MORE OR LESS.

Section 2. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, along with the Zoning Map of the City of Gulf Shores, be and it is hereby amended and altered by rezoning an approximately 58 acre parcel of land known as 20895 County Road 8 in Gulf Shores, Alabama, from General Business (BG) to Single Family Residential (R-1-5) subject to the following:

1. Covenants and restrictions shall be submitted at preliminary plat insuring this development will be an active adult community and providing for common maintenance of all common areas and infrastructure.
2. The Village shall have a separate home owners association from Craft Farms North.
3. The Village amenities shall be comparable to the amenities presented in the rezoning application (e.g. pool, tennis courts, putting green, walking paths, dog park, pavilions, etc.).

Section 3. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Gary M. Sinak; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", Mayor Robert Craft, "recused", Mayor Pro Tempore Philip Harris, "aye". Councilman Joe Garris, Jr. was absent. Mayor Pro Tempore Philip Harris then declared the rules suspended.

Councilman Jason Dyken, M.D. then moved for the adoption of Ordinance No. 1878 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1878 was seconded by Councilman Stephen E. Jones; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", Mayor Robert Craft, "recused" and Mayor Pro Tempore Philip Harris, "aye". Councilman Joe Garris was absent. Mayor Pro Tempore Philip Harris declared Ordinance No. 1878 duly and legally adopted.

Mayor Robert Craft returned to preside over the meeting.

Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the application from Habaneros Mexican Restaurant for an 020-Restaurant Retail Liquor License.

The City Clerk reported the dates on which the required advertising was done; and she read the letters of reference. The Departmental preliminary review is complete. There were no written objections received and no citizens appeared at the hearing to object.

Whereupon, Councilman Stephen E. Jones moved to approve the application from Habanero's Mexican Restaurant for a 020-Restaurant Retail Liquor License and to so notify the ABC Board; seconded by Councilman Philip Harris; and the vote of those officials present was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

Again, Mayor Robert Craft stated that this was the time and place for the public hearing, as advertised, on the application from Blalock Seafood for a transfer of a 050 – Retail Beer and 070 – Retail Table Wine License.

The City Clerk reported the dates on which the required advertising was done; and she read the letters of reference. The Departmental preliminary review is complete. There were no written objections received and no citizens appeared at the hearing to object.

Whereupon, Councilman Stephen E. Jones moved to approve the application from Blalock Seafood for a transfer of an 050 – Retail Beer and an 070 – Retail Table Wine License and to so notify the ABC Board; seconded by Councilman Philip Harris; and the vote of those officials present was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Robert Craft declared the motion carried.

At this time, Councilman Gary M. Sinak introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5944-18

**A RESOLUTION
AMENDING RESOLUTION 5912-17
AND THE CONDITIONAL USE PERMIT
FOR MARSH LANDING MOBILE VENDOR COURT BY
APPROVING A PHASING PLAN FOR CONSTRUCTION
OF THE MIXED USE FACILITY**

WHEREAS, Marsh Landing mobile vendor court obtained a Conditional Use Permit (CUP) by City Council adoption of Resolution 5912-17 in December, 2017. The mixed use development features 10 mobile vendors, open air bar, service/bathroom/commissary building, pedestrian bridge, kayak rental area, parking lot, kids play areas and retail opportunities.

WHEREAS, Marsh Landing was the first and only mobile vendor court to receive Conditional Use Permit approval and any changes or modifications to the plan require Planning Commission and City Council approval.

WHEREAS, at the January 23, 2018 Planning Commission Meeting, the Commission unanimously recommended approval of the phasing plan for Marsh Landing mobile vendor court to suspend construction of the service/bathroom building and bar area in order to allow the project to be constructed by the 2018 summer tourist season.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the Conditional Use Permit issued for Marsh Landing mobile vendor court located at 700, 800 and 810 Gulf Shores Parkway be and it is hereby amended and approved in substantially the form presented to Council this date with the following conditions:

- A) Within one year of approval of the phasing plan, the applicant shall obtain a building permit and begin construction of the service building and bar area; and
- B) An ADA accessible bathroom trailer will temporarily replace the permanent bathroom facility until the permanent facility is in place.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5944-18 seconded by Councilman Philip Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones and Mayor Craft, "aye". Councilman Joe Garriss, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5944-18 duly and legally adopted.

Furthermore, Councilman Stephen E. Jones introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5945-18

**A RESOLUTION
AUTHORIZING AND DIRECTING THE
MAYOR AND CITY CLERK TO EXECUTE AND ATTEST, RESPECTIVELY,
CONTRACT BETWEEN HUEY "HOSS" MACK AS SHERIFF OF BALDWIN COUNTY
AND THE CITY OF GULF SHORES FOR LAW ENFORCEMENT SERVICES**

WHEREAS, the City desires to provide an enhanced level of competent law enforcement service in conjunction and in harmony with its fiscal policies of sound, economical management; and

WHEREAS, during certain events and from time to time, the City desires and has requested that the Sheriff furnish law enforcement protection to the City and its inhabitants and citizens and perform any and all necessary and appropriate functions, actions, and responsibilities for law enforcement within the City to the extent herein provided; and

WHEREAS, this agreement allows the prosecution of local cases made by the Deputies to be handled in Gulf Shores Municipal Court which is beneficial to all involved.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a contract between the City of Gulf Shores and the Baldwin County Sheriff's Department for Law Enforcement Services; in substantially the form presented to Council this date.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5945-18 seconded by Councilman Jason Dyken, M.D.; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones and Mayor Craft, "aye". Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5945-18 duly and legally adopted.

Councilman Gary M. Sinak introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5946-18

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST, RESPECTIVELY, A MEMORANDUM OF UNDERSTANDING BETWEEN THE GULF STATE PARK AND THE CITY OF GULF SHORES TO PROVIDE ONSITE LIFEGUARDS AT THE SALT WATER BEACH PAVILION

WHEREAS, the Gulf State Park would like the City of Gulf Shores to provide onsite lifeguards at the Salt Water Pavilion; and

WHEREAS, the Gulf State Park Salt Water Pavilion falls within the city limits of Gulf Shores; and

WHEREAS, the City and the Park are desirous of entering into a Memorandum of Understanding for provision of lifeguard services at the Gulf State Park Salt Water Pavilion.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the Mayor and City Clerk be and they are hereby authorized and directed to execute and attest, respectively, a Memorandum of Understanding between the City of Gulf Shores and the Gulf State Park to provide two (2) onsite lifeguards at the Salt Water Beach Pavilion in an amount not to exceed \$20,000.00 to be reimbursed by Gulf State Park for a term of one year beginning January 1, 2018 through December 31, 2018 during the Summer Season

(78 days) beginning May 26th until August 11, 2018; and in substantially the form presented to Council this date.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5946-18 seconded by Councilman Philip Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5946-18 duly and legally adopted.

At this time, Councilman Jason Dyken, M.D. introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5947-18

**A RESOLUTION
ACCEPTING THE BID OF
EAST BAY ENGRAVING
FOR YOUTH ATHLETIC SPORTS UNIFORMS
TO BE PURCHASED THROUGHOUT THE 2018 SPORTS SEASON**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the bid of East Bay Engraving as defined in bid comparison for youth athletic sports uniforms to be purchased throughout 2018 sports season for the Recreation and Cultural Affairs Department be and the same is hereby accepted, being the most qualified and responsible bidders, among sealed bids opened on January 5, 2018 for a period of one year starting from the date of award with the option to renew for two additional years.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5947-18 seconded by Councilman Stephen E. Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5947-18 duly and legally adopted.

Councilman Philip Harris introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5948-18

**A RESOLUTION
APPOINTING LUKE ROBERSON
TO THE PUBLIC EDUCATION BUILDING AUTHORITY BOARD
TO SERVE THE UNEXPIRED TERM OF
ANDREW MCKINNEY ENDING ON MARCH 14, 2022**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That Luke Roberson be and he is hereby appointed to the Public Education Building Authority Board to serve the unexpired term of Andrew McKinney ending on March 14, 2022.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5948-18 seconded by Councilman Stephen E. Jones; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5948-18 duly and legally adopted.

Furthermore, Councilman Jason Dyken, M.D. introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5949-18

**A RESOLUTION
RATIFYING AND APPROVING EXECUTION
OF AN ASSIGNMENT AND ASSUMPTION OF
THE LEASE AND OPERATING AGREEMENT BETWEEN
THE AIRPORT AUTHORITY OF THE CITY OF GULF SHORES
AND MCINNIS COMPANY, LLC TO M & B HOLDINGS, LLC**

WHEREAS, The Board of Directors of the Airport Authority of the City of Gulf Shores (Authority) have heretofore entered into a lease for certain land owned by the City of Gulf Shores and leased to the Authority; and

WHEREAS, The Authority executed a lease to McInnis Company, LLC on August 12, 2008; and

WHEREAS, The Authority did, at its Board Meeting of January 22, 2018, authorize the transfer and assignment of the McInnis Lease to M & B Holdings, LLC and the Authority has requested ratification by the City of such action.

WHEREAS, Pursuant to the 2008 Amended and Restated Lease, Assignment and Operating Agreement between the City of Gulf Shores and the Airport Authority, Article 1. Lease, Section 1.10. Assignment and Subletting, the Authority must obtain written ratification by the City for any sublease authorized by the Authority; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the action of the Authority approving and authorizing execution of an Assignment and Assumption of the Lease and Operating Agreement between the Airport Authority of the City of Gulf Shores and McInnis Company, LLC to M & B Holdings, LLC on land owned by the City and leased to the Authority, be and it is hereby ratified and approved.

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5949-18 seconded by Councilman Gary M. Sinak; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5949-18 duly and legally adopted.

Councilman Stephen E. Jones introduced and moved for the adoption of the following Resolution:

RESOLUTION NO. 5950-18

**A RESOLUTION AMENDING
CITY OF GULF SHORES
2018 BUDGET**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES,
ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the City of Gulf Shores 2018 Budget be amended for the City of Gulf Shores, Alabama, for Fiscal Year 2018 beginning January 1, 2018 and ending December 31, 2018.

**GENERAL FUND BUDGET SUMMARY 2018
(JANUARY 1, 2018 THROUGH DECEMBER 31, 2018)**

TOTAL REVENUES GENERAL FUND \$39,282,499

EXPENDITURES:

Executive	\$ 1,732,248
Human Resources	658,820
Finance & Administrative Svcs	2,751,025
Municipal Court	411,344
Police	5,827,360
Fire & EMS	4,049,912
Community Development	428,204
Building	535,249
Recreation & Cultural Affairs	368,936
Events & Programs	796,219
Library	627,782
Recreation-Rec & Wellness	2,112,177
Recreation-Sportsplex	1,184,846
Recreation-Parks	564,886
Recreation-City Store	181,423
Public Works:	
General Services	798,909
Public Facilities-Custodial	566,800
Public Facilities-Landscaping	777,673
Streets	2,154,672
Maintenance	1,542,364
Airport Authority	138,007
Outside Agencies	<u>2,267,500</u>

SUBTOTAL OPERATIONS \$30,476,356

Capital Outlay

Executive Capital	34,000
Police – Capital Outlay	312,000
Fire – Capital Outlay	0
Building – Capital Outlay	42,000
Recreation Sportsplex	42,000
Recreation Parks	52,000
Public Works Capital:	
Landscaping	83,000
Streets	871,500
Maintenance	<u>40,000</u>

SUBTOTAL CAPITAL \$1,476,500

Operating Transfers Out \$6,835,888

Total General Fund Expenses	<u>\$38,788,744</u>
Budget Carry Forward General Fund	<u>\$ 493,755</u>

OTHER FUND BUDGET SUMMARY 2018
(JANUARY 1, 2018 THROUGH DECEMBER 31, 2018)

	REVENUE	EXPENDITURE	
Special Revenue			
2% Lodging Tax Revenue	2,841,000		
Transfer to General Fund		2,475,747	
Transfer to Beach Restoration		50,000	
Transfer to Beach Fund		<u>663,606</u>	
Total 2% Lodging Tax Expenses			<u>\$3,189,353</u>
			\$
Budget Carry Forward 2% Lodging			(348,353)
Police & Fire Related Grants			
Police and Fire	455,000		
Transfer to General		410,000	
Muni Court Exps		<u>45,000</u>	
SUBTOTAL		455,000	
Impact Fees Fund			
Impact Fees Revenue	714,000		
Recreation Equipment		362,000	
Public Works		200,000	
Police		57,000	
Fire		<u>95,000</u>	
SUBTOTAL		714,000	
Beach Restoration & Projects Fund			
Transfer from 2% Ldg Tax	713,606		
Recycling Revenue	40,000		
Parking Fees	600,000		
Grant-ADEM Recycling Program	<u>97,979</u>		
SUBTOTAL	1,451,585		
Beach Monitoring, Trapping & Dunes		73,000	
Police		310,747	
Fire – Beach		438,155	
Public Works – Streets		510,587	
Capital Outlay		<u>306,479</u>	
Total Beach Restoration & Projects			<u>\$1,638,968</u>
			\$
Budget Carry Forward Beach R & P			(187,383)
Capital Improvements Fund			
Contributions – Sidewalk/Bikeway	30,000		
Transfer to 2014 GO fund		30,000	
2014 GO Warrant Fund			
	1,700,000		
Match proceeds (ADEM&ALDOT)			
Transfer from Sidewalk/Bikeway	30,000		
Proceeds from 2014 GO Warrant	<u>7,238,700</u>		
SUBTOTAL	\$8,968,700		
Capital Outlay Projects		8,968,700	
2016 Taxable Line of Credit (LOC)			
Proceeds from 2016 Taxable LOC	5,039,500		
Gulf Place Redesign		5,039,500	
Debt Service Fund			
Transfers/Rent	3,995,888		
Bond Payments		3,995,888	
Public Education Building	606,464		

Authority Fund

Budget Carryforward Public Ed		\$606,464
Total All Funds Revenue	63,384,636	
Total All Funds Expense	62,820,153	
General Fund Budget Carry Forward		\$ 493,755
Special Revenue Carry Forward		(348,353)
Beach Restoration & Projects Fund		(187,383)
Public Education Building Authority		<u>606,464</u>
Budget Carry Forward		<u>\$ 564,483</u>

Section 2. That this Resolution shall become effective upon its adoption.

The motion for the adoption of Resolution No. 5950-18 seconded by Councilman Philip Harris; was regularly put; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye”, Councilman Stephen E. Jones and Mayor Craft, “aye”. Councilman Joe Garris, Jr. was absent. Whereupon, Mayor Craft declared Resolution No. 5950-18 duly and legally adopted.

Furthermore, Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 1879

**AN ORDINANCE
GRANTING A NONEXCLUSIVE FRANCHISE TO
PELICAN PETE PARTY RENTALS
TO PROVIDE TRANSPORTATION SERVICE IN THE CITY OF GULF SHORES;
AND AUTHORIZING THE EXECUTION OF A FRANCHISE AGREEMENT
BETWEEN THE CITY OF GULF SHORES AND THE COMPANY**

WHEREAS, Pelican Pete Party Rentals has requested the issuance of a franchise to empower the Company to provide transportation service in the City of Gulf Shores; and

WHEREAS, the City is desirous of granting of a nonexclusive franchise to Pelican Pete Party Rentals to provide transportation service in the City; and

WHEREAS, the residents of the City will be benefited by the granting of such a franchise;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That the issuance of a nonexclusive franchise be and it is hereby granted to, Pelican Pete Party Rentals for operation of a limousine service within the corporate limits of the City.

Section 2. That the Mayor and City Clerk are hereby directed and authorized to execute and attest, respectively, a Franchise Agreement between the City of Gulf Shores and Pelican Pete Party Rentals which sets forth the requirements, covenants and agreements of a franchise to the Company for operation of a limousine service within the City.

Section 3. That the subject Franchise Agreement, the full text of which is available for examination in the office of the City Clerk, is dated February 12, 2018.

Section 4. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Gary M. Sinak; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft then declared the rules suspended.

Councilman Gary M. Sinak then moved for the adoption of Ordinance No. 1879 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1879 was seconded by Councilman Stephen E. Jones; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft declared Ordinance No. 1879 duly and legally adopted.

Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO.1880

**AN ORDINANCE
TO AMEND THE CODE OF ORDINANCES,
ADOPTED JULY 24, 1989, AT CHAPTER 21, TRAFFIC,
BY CHANGING CERTAIN LANGUAGE AT
ARTICLE I., IN GENERAL,
SECTION 21-5., SPEED LIMITS, SUBSECTION (20),
TO CHANGE SPEED LIMIT ON
AL-182 FROM MILEPOST 6.977 (East 3rd Street) TO
MILEPOST 7.487 (Border with Gulf State Park) TO
35 MPH WITHIN THE CORPORATE LIMITS OF
THE CITY OF GULF SHORES, ALABAMA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That CHAPTER 21, TRAFFIC, of the Code of Ordinances, adopted July 24, 1989, be and it is hereby amended at ARTICLE I, IN GENERAL, Section 21-5, Speed Limits, by changing certain language at **Subsection (20) to change the speed limit on AL-182 from milepost 6.977 (East 3rd Street) to milepost 7.487 (border with Gulf State Park) to 35 MPH** within the Corporate Limits of the City of Gulf Shores, Alabama, so that the entire Section shall read as follows:

Section 21-5. Speed Limits.

The maximum speed for vehicles along the public streets of the City of Gulf Shores shall be as follows:

- (1) Along Alabama Highway 59 beginning at the north approach to the W.C. Holmes Bridge, thence south to West 8th Avenue: 45 miles per hour.
- (2) Along Alabama Highway 59 from West 8th Avenue south to its intersection with Alabama Highway 182: 35 miles per hour.
- (3) Along Alabama Highway 180 from the west City limits east to the intersection of Minnesota Lane: 55 miles per hour.
- (4) Along Alabama Highway 180 from the intersection of Minnesota Lane to the intersection of West 2nd Street: 50 miles per hour.
- (5) Along Alabama Highway 180 from the intersection of West 2nd Street to the intersection of East Canal Drive: 40 miles per hour.
- (6) Along Alabama Highway 180 from the intersection of East Second Street to the intersection of East Tenth Street: 45 miles per hour.
- (7) Along Alabama Highway 180 from the intersection of East Tenth Street to the East City limits: 55 miles per hour.
- (8) Along Alabama Highway 182 from the west City limits, east, to the west boundary of the Gulf State Park: 35 miles per hour.
- (9) Along Alabama Highway 182 from the west boundary of the Gulf State Park, east to the corporate line of the City of Orange Beach: 45 miles per hour.
- (10) Along Windmill Road west from Alabama Highway 59 to the bridge: 35 miles per hour.
- (11) Along 15th Avenue and 16th Avenue, east of Alabama Highway 180 East, and along that portion of East 3rd Street which lies between 15th Avenue and 16th Avenue: 15 miles per hour.
- (12) Along that portion of Hilltop Drive which lies between Oak Ridge and West 2nd Street: 15 miles per hour.
- (13) In that area known as East and West Gulf Place, described in detail as follows: From the south terminus of Alabama Highway 59 South and beginning at the southern boundary of Highway 182, extending southerly to the Gulf of Mexico and then in an easterly and westerly direction to the eastern and western terminus of Gulf Place, and then in a northerly direction back to the southern line of Alabama Highway 182: 10 miles per hour.
- (14) Along 28th Avenue West, formerly County Road 4 West: 45 miles per hour.
- (15) Along West Lagoon Avenue: 25 miles per hour.
- (16) Along Regency Road from Clubhouse Drive to Fort Morgan Road: 35 miles per hour.

(17) Along Cotton Creek Drive, formerly County Road 4 East, from Highway 59 to the east city limits: 45 miles per hour.

(18) Along Highway 182 West within Laguna Key Subdivision; 15 miles per hour.

(19) Along Cotton Creek Drive, formerly County Road 4 East, within Jordan Run Subdivision: 15 miles per hour.

(20) To change the speed limit on AL-182 from milepost 6.977 (East 3rd Street) to milepost 7.487 (border with Gulf State Park) to 35 MPH

(21) All other streets - 25 miles per hour.

Section 2. That any and all provisions of any previous Ordinance in conflict or inconsistent with the above are hereby repealed, effective with the date of this amendment.

Section 3. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Gary M. Sinak; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft then declared the rules suspended.

Councilman Philip Harris then moved for the adoption of Ordinance No. 1880 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1880 was seconded by Councilman Stephen E. Jones; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye", Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye" Councilman Stephen E. Jones, "aye" and Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft declared Ordinance No. 1880 duly and legally adopted.

Furthermore, Councilman Stephen E. Jones moved for unanimous consent of the Council to suspend the rules of procedure to allow for the immediate consideration of the following Ordinance:

ORDINANCE NO. 1881

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, ADOPTED JULY 24, 1989, AT CHAPTER 10, COURT AND CRIMINAL PROCEDURE, BY CHANGING CERTAIN LANGUAGE AT SECTION 10-11, POWERS OF COURT, SUBSECTION (d), AS IT RELATES TO COURT COSTS; AND AT SECTION 10-12, COURT COSTS IN TRAFFIC CASES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018 as follows:

Section 1. That Chapter 10, COURT AND CRIMINAL PROCEDURE, of the Code of Ordinances, adopted July 24, 1989, be and it is hereby amended by changing certain language at Section 10-11, Powers of Court, Subsection (d) so the Section shall read as follows:

CHAPTER 10 COURT AND CRIMINAL PROCEDURE

** *

Sec. 10-11. Powers of Court.

(d) Upon conviction in municipal court for a violation of any ordinance of the city there shall be taxed against the defendant as court costs the sum of one hundred and twenty six dollars (\$126.00) which includes the additional \$10 for Costs allowed pursuant to title 12-14-14 of the Code of Alabama 1975, or such lesser amount as may be provided, and there shall also be taxed as costs the additional costs and fees imposed by the statutes of the state, and the latter such costs and fees shall be remitted pursuant to such statutes. All costs taxed for the city, as hereinabove provided, shall be paid into the city treasury.

* * *

Section 2. That Chapter 10, COURT AND CRIMINAL PROCEDURE, of the Code of Ordinances, adopted July 24, 1989, be and it is hereby amended by changing certain language at Section 10-12, Court costs in traffic cases, so the entire Section shall read as follows:

CHAPTER 10 COURT AND CRIMINAL PROCEDURE

* * *

Sec. 10-12. Court costs in traffic cases.

The court costs for moving traffic violations and nonmoving traffic violations within the jurisdiction of the municipal court shall be seventy three dollars and fifty cents (\$73.50) which includes the additional \$10 for Costs allowed pursuant to title 12-14-14 of the Code of Alabama 1975 or such lesser amount as may be provided, and there shall also be taxed as costs the additional costs and fees imposed by the statutes of the state, and the latter such costs and fees shall be remitted pursuant to such statutes. All costs taxed for the city, as hereinabove provided, shall be paid into the city treasury.

Section 3. That this Ordinance shall become effective upon its adoption and publication as required by law.

The motion for unanimous consent was seconded by Councilman Gary M. Sinak; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, "aye," Councilman Philip Harris, "aye", Councilman Jason Dyken, M.D., "aye", Councilman Stephen E. Jones, "aye", Mayor Robert Craft, "aye". Councilman Joe Garris, Jr. was absent. Mayor Robert Craft then declared the rules suspended.

Councilman Philip Harris then moved for the adoption of Ordinance No. 1881 and to waive the reading of said Ordinance at length. The motion for the adoption of Ordinance No. 1881 was seconded by Councilman Stephen E. Jones; was discussed and considered in full by the Council; and upon the question, the vote thereon was as follows: Councilman Gary M. Sinak, “aye”, Councilman Philip Harris, “aye”, Councilman Jason Dyken, M.D., “aye” Councilman Stephen E. Jones, “aye” and Mayor Robert Craft, “aye”. Councilman Joe Garris, Jr. was absent. Mayor Robert Craft declared Ordinance No. 1881 duly and legally adopted.

COMMITTEE REPORTS:

Councilman Stephen E. Jones mentioned the Gulf Pines area was having some problems with speeders and we may need to post some speed limit signs around E. 21st Avenue.

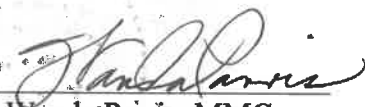
STAFF REPORT:

Department Heads presented brief project updates.

There being no further business to come before the Council, Councilman Stephen E. Jones moved to adjourn; seconded by Councilman Jason Dyken, M.D.; and the vote of those officials present was unanimously in favor of the motion.

Mayor Craft declared the meeting adjourned at 5:03 p.m.

Attest:


Wanda Parris, MMC
City Clerk


Robert Craft
Mayor

City of Gulf Shores
Jan 20-Feb. 5, 2018
Expense Vouchers

Account Summary Account Number	Account Name	Payment Amount
01-1417020	Inventory-Automotive Sup.	\$ 332.34
01-1417040	Inventory-Hurricane Sup	\$ 72.96
01-1417050	Inventory-Janitorial Sup	\$ 1,391.29
01-1417060	Inventory-Office Supplies	\$ 515.00
01-2296062	Deposits (Security)-SpecEvents	\$ 900.00
01-501-66210	Natural Gas	\$ 15.60
01-501-66260	Fuel, Oil & Lubricants	\$ 42.64
01-501-68110	Miscellaneous	\$ 1.25
01-508-52060	Workers' Compensation	\$ 286,806.00
01-508-66150	Supplies - Office	\$ 603.36
01-519-64310	Maintenance - Software	\$ 6,287.00
01-519-64421	Equipment Rental	\$ 39.66
01-519-66150	Supplies - Office	\$ 143.64
01-519-66211	Natural Gas (Emerg Generator)	\$ 15.60
01-530-64324	R & M - Equipment	\$ 1,115.70
01-530-64383	R & M - Vehicle	\$ 1,137.85
01-530-66150	Supplies - Office	\$ 168.66
01-530-66155	Supplies - Operating	\$ 47.32
01-530-66195	Uniform Rental/Purchases	\$ 182.87
01-530-66210	Natural Gas	\$ 225.32
01-530-66260	Fuel, Oil & Lubricants	\$ 1,900.88
01-530-68110	Miscellaneous	\$ 334.00
01-535-64211	Refuse Collection	\$ 730.05
01-535-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 239.99
01-535-66210	Natural Gas	\$ 489.50
01-535-66220	Electricity	\$ 451.00
01-535-66260	Fuel, Oil & Lubricants	\$ 576.98
01-535-68110	Miscellaneous	\$ 77.00
01-540-65410	Legal Notices/Publications	\$ 43.96
01-540-66210	Natural Gas	\$ 7.80
01-540-66260	Fuel, Oil & Lubricants	\$ 43.82
01-541-63260	Registration Fees/Tuition	\$ 1,210.00
01-541-66210	Natural Gas	\$ 7.80
01-541-66260	Fuel, Oil & Lubricants	\$ 188.82
01-550-66260	Fuel, Oil & Lubricants	\$ 37.82
01-551-64363	R & M - Property&Facility	\$ 105.38
01-551-65710	Programs/Special Events	\$ 1,291.54
01-551-65716	Entertainment Series	\$ 13,731.10
01-551-66210	Natural Gas	\$ 1,405.26
01-552-64324	R & M - Equipment	\$ 32.49
01-552-65570	Printing	\$ 149.94
01-552-66155	Supplies - Operating	\$ 893.86
01-552-66411	Books, Periodicals &Other Mats	\$ 523.00
01-553-51068	Contract Labor	\$ 50.00
01-553-64363	R & M - Property & Facility	\$ 418.00
01-553-65460	Member / Public Relations & Advertising	\$ 365.75
01-553-66121	Aquatic Program - Supplies	\$ 210.00
01-553-66155	Supplies - Operating	\$ 316.88
01-553-66210	Natural Gas	\$ 2,329.64

01-554-66210	Natural Gas	\$ 10.40
01-554-66260	Fuel, Oil & Lubricants	\$ 133.42
01-555-64421	Equipment Rental	\$ 65.00
01-555-66260	Fuel, Oil & Lubricants	\$ 243.97
01-557-66210	Natural Gas	\$ 29.80
01-557-66260	Fuel, Oil & Lubricants	\$ 16.74
01-558-66155	Supplies - Operating	\$ 88.98
01-560-64421	Equipment Rental	\$ 202.80
01-560-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 64.19
01-560-66260	Fuel, Oil & Lubricants	\$ 105.92
01-561-66117	Supplies - Custodial	\$ 349.42
01-561-66150	Supplies - Office	\$ 35.76
01-561-66260	Fuel, Oil & Lubricants	\$ 189.31
01-562-51068	Contract Labor	\$ 2,109.49
01-562-64211	Refuse Collection	\$ 77.00
01-562-66140	Supplies - Landscape	\$ 133.35
01-562-66150	Supplies - Office	\$ 38.10
01-562-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 230.05
01-562-66260	Fuel, Oil & Lubricants	\$ 289.69
01-563-51068	Contract Labor	\$ 552.15
01-563-64211	Refuse Collection	\$ 3,202.50
01-563-64375	R & M - Streets/Drainage/Sidewalks	\$ 10,359.28
01-563-66150	Supplies - Office	\$ 43.72
01-563-66155	Supplies - Operating	\$ 2.50
01-563-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 716.38
01-563-66260	Fuel, Oil & Lubricants	\$ 1,600.58
01-563-66510	Traffic Signs/Markers	\$ 326.30
01-564-51068	Contract Labor	\$ 1,213.20
01-564-64211	Refuse Collection	\$ 50.00
01-564-64324	R & M - Equipment	\$ 1,837.73
01-564-64363	R & M - Property&Facility	\$ 43,626.82
01-564-64379	R & M-Street/TrafficLight	\$ 7.51
01-564-64383	R & M - Vehicle	\$ 3,684.69
01-564-66150	Supplies - Office	\$ 36.87
01-564-66155	Supplies - Operating	\$ 363.76
01-564-66170	Furn,Equip,Fixt,SmTools<\$5000	\$ 200.49
01-564-66260	Fuel, Oil & Lubricants	\$ 4,008.50
01-564-80810	Furniture & Equipment	\$ 6,550.50
37-563-51068	Contract Labor	\$ 6,945.68
37-563-64211	Refuse Collection	\$ 1,516.87
37-563-80915	ADEM Recycling Grant	\$ 22,160.00
42-2020010	Accounts Payable (From Audit)	\$ 6,459.23
42-501-80874	Improvements-Gulf Place Redesign	\$ 547.38

TOTAL \$ 448,852.35

January 11, 2018

Post through February 12, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, February 12, 2018, at the regularly scheduled Gulf Shores City Council Meeting, which begins at 4:00 p.m., in the Council Chambers of Gulf Shores City Hall, to consider the approval of Rezoning 58 Acres from GB (General Business) to R-1-5 (Single Family Residential) located at 20895 County Road 8, Gulf Shores, Alabama. The proposed Ordinance shall read as follows:

**AN ORDINANCE
AMENDING ORDINANCE NO. 1584
(ZONING ORDINANCE), ADOPTED JANUARY 1, 2010,
BY CHANGING THE ZONING CLASSIFICATION
OF 58 ACRES OF LAND
DESCRIBED HEREIN IN REZONING CASE ZA17-000066,
FROM BG (GENERAL BUSINESS) TO
R-1-5 (SINGLE FAMILY RESIDENTIAL) ZONING**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 12, 2018, as follows:

Section 1. That in respect to that certain property described as follows:

Parcel A

COMMENCE AT AN OLD ½" OPEN END IRON PIPE MARKER FOUND AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 00 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG THE WEST MARGIN OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR ON THE SOUTH RIGHT OF WAY MARGIN OF BALDWIN COUNTY HIGHWAY NO. 8 FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE AFORMENTIONED SOUTH TIGHT OF WAY MARGIN NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 290.79 FEET TO A CAPPED REBAR ON THE NORTHWEST CORNER OF LOT NUMBER 203 OF "CRAFT FARMS NORTH PHASE TWO", BY SLIDE 2339-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°00'21" EAST, A DISTANCE OF 166.01 FEET TO A REBAR PIN; THENCE RUN NORTH 89°49'11" EAST, A DISTANCE OF 42.31 FEET TO A CAPPED REBAR; THENCE RUN SOUTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 933.50 FEET, AN ARC DISTANCE OF 976.29 FEET (CHORD BEARS SOUTH 32 DEGREES 58 MINUTES 48 SECONDS EAST, 932.40 FEET) TO A CAPPED REBAR, THENCE RUN SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150 FEET, AN ARC DISTANCE OF 178.23 FEET (CHORD BEARS SOUTH 28 DEGREES 40 MINUTES 32 SECONDS EAST, 167.93 FEET) TO A REBAR PIN; THENCE RUN SOUTH 05°12'18" WEST, A DISTANCE OF 343.27 FEET TO A CAPPED REBAR ON THE SOUTHWEST CORNER OF COMMON AREA NUMBER 8 OF THE AFORMENTIONED SLIDE 2339-D; THENCE RUN SOUTH 86°42'06" EAST, A DISTANCE OF 87.07 FEET TO A CAPPED REBAR; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 28.55 FEET (CHORD BEARS NORTH 60 DEGREES 28 MINUTES 03 SECONDS EAST, 27.02 FEET) TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 142.18 FEET (CHORD BEARS SOUTH 06 DEGREES 15 MINUTES 26 SECONDS EAST, 134.01 FEET) TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.32 FEET (CHORD BEARS SOUTH 04 DEGREES 29 MINUTES 04 SECONDS EAST) TO A REBAR PIN; THENCE RUN NORTH 62°25'29" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 49 OF "CRAFT FARMS NORTH PHASE ONE", BY SLIDE 2243-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 865.05 FEET, AN ARC DISTANCE OF 535.64 FEET (CHORD BEARS SOUTH 09 DEGREES 45 MINUTES 30 SECONDS WEST) TO A CAPPED REBAR; THENCE RUN SOUTH 08°01'16" EAST, A DISTANCE OF 261.34 FEET TO A CAPPED REBAR; THENCE RUN SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1092.88 FEET, AN ARC DISTANCE OF 741.84 FEET (CHORD BEARS SOUTH 11 DEGREES 28 MINUTES 8 SECONDS WEST, 727.68 FEET) TO A REBAR PIN; THENCE RUN SOUTH 30°52'02" WEST, A DISTANCE OF 526.03 FEET TO A REBAR PIN; THENCE RUN SOUTH 09°58'30" WEST, A DISTANCE OF 121.90 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 45°34'38" EAST, A DISTANCE OF 137.17 FEET TO A CAPPED REBAR; THENCE RUN SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 93.44

FEET (CHORD BEARS SOUTH 29 DEGREES 03 MINUTES 15 SECONDS WEST, 91.10 FEET) TO A CAPPED REBAR; THENCE RUN NORTH 61°58'18" WEST, A DISTANCE OF 97.83 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 87°31'13" WEST, A DISTANCE OF 132.64 FEET TO A REBAR PIN; THENCE RUN SOUTH 71°39'37" WEST, A DISTANCE OF 191.02 FEET TO A REBAR PIN; THENCE RUN SOUTH 89°57'48" WEST, A DISTANCE OF 49.91 FEET TO A POINT ON THE WEST MARGIN OF SECTION 27; THENCE RUN ALONG THE WEST MARGIN OF SAID SECTION LINE NORTH 00°02'17" WEST, A DISTANCE OF 1165.41 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 577.48 FEET TO A CAPPED REBAR ON THE WEST MARGIN OF SECTION 27; THENCE RUN NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST, ALONG SAID WEST SECTION LINE, A DISTANCE OF 1286.26 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 40.39 ACRES, MORE OR LESS.

Parcel B

COMMENCE AT AN OLD ½" OPEN END IRON PIPE MARKER FOUND AT THE "LOCALLY ACCEPTED" NORTHWEST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, SAINT STEPHENS MERIDIAN AND RUN THENCE SOUTH 00 DEGREES 02 MINUTES 12 SECONDS EAST, ALONG THE WEST MARGIN OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 4 EAST, A DISTANCE OF 40.00 FEET TO A CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY MARGIN OF BALDWIN COUNTY HIGHWAY NO. 8; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG SAID WEST MARGIN OF SECTION 27, A DISTANCE OF 1286.26 FEET TO A CAPPED REBAR FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST, ALONG SAID WEST MARGIN OF SECTION 27, A DISTANCE OF 1326.26 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, A DISTANCE OF 577.48 FEET TO A CAPPED REBAR; THENCE RUN NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST, A DISTANCE OF 1326.15 FEET TO A CAPPED REBAR; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 577.51 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 17.58 ACRES, MORE OR LESS.

Section 2. That Ordinance No. 1584 (Zoning Ordinance) adopted January 1, 2010, along with the Zoning Map of the City of Gulf Shores, be and it is hereby amended and altered by rezoning an approximately 58 acre parcel of land known as 20895 County Road 8 in Gulf Shores, Alabama, from General Business (BG) to Single Family Residential (R-1-5) subject to the following:

1. Covenants and restrictions shall be submitted at preliminary plat insuring this development will be an active adult community and providing for common maintenance of all common areas and infrastructure.
2. The Village shall have a separate home owners association from Craft Farms North.
3. The Village amenities shall be comparable to the amenities presented in the rezoning application (e.g. pool, tennis courts, putting green, walking paths, dog park, pavilions, etc.).

Section 3. That this Ordinance shall become effective upon its adoption and publication as required by law.

ADOPTED this 12th day of February, 2018.

Further, notification is given that any citizen or interested party may appear before Council on said date and will be given an opportunity to be heard, or may direct written comments to the City Clerk, City Hall, P O Box 299, Gulf Shores, AL 36547, (wparris@gulfshoresal.gov) prior to the meeting.

Wanda Parris, MMC
City Clerk



SMALL TOWN, BIG BEACH

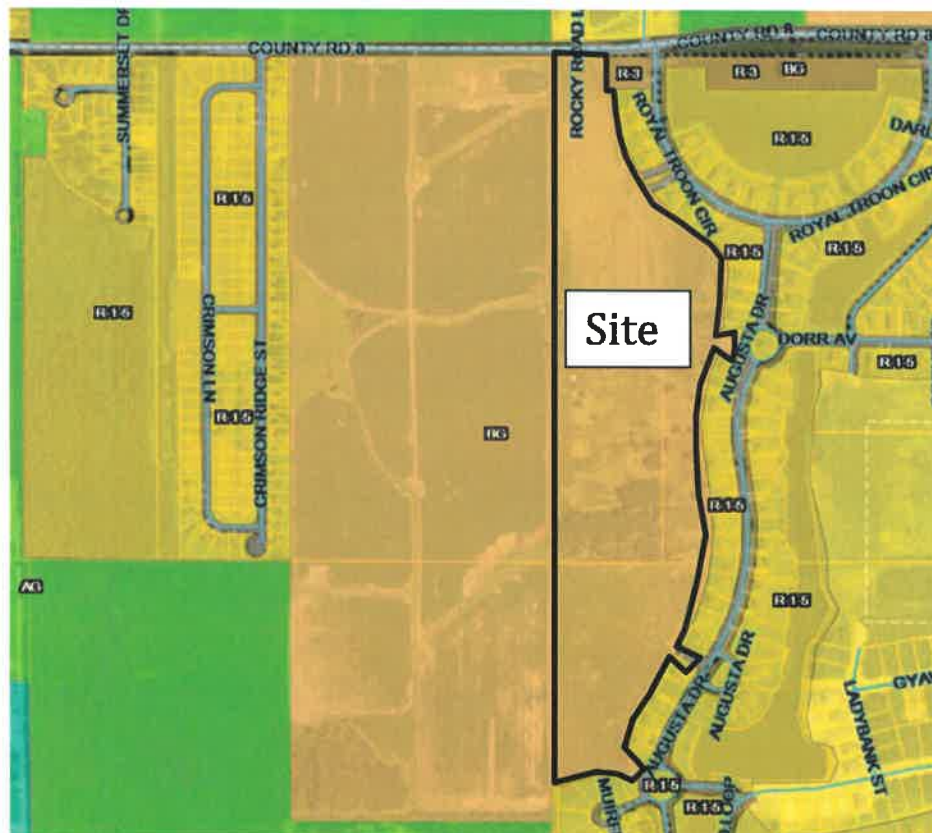
TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Director of Planning & Zoning

SUBJECT: The Village Rezoning (ZA17-000066)

DATE: January 8, 2018

ISSUE: Dewberry-Preble Rish seeks to rezone 58 acres from General Business (BG) zoning to Single Family Residential (R-1-5) in order to develop a 163 lot active adult single family housing community.



FACT TO CONSIDER:

1. The property is currently zoned General Business and rezoning the property to R-1-5 Single Family residential greatly reduces the density and intensity of development allowed on the property.
2. The rezoning request is in keeping with the Land Use Plan. The future land use of the property is designated as Low Density Residential (1-5 dwelling units per acre) the

- applicants proposed density is 2.81 lots per acre.
3. Active Adult communities have lower impacts on public services than typical single family homes do, for example a typical single family household generates 10.1 car trips daily, an active adult home generates only about 3.5 trips per day.
 4. The development is buffered from the larger lots within Craft Farms North with a large lake and landscape areas.
 5. The development furthers a goal of the Land Use Plan to encourage a mix of housing types and styles to promote population and housing diversity.
 6. The proposed development provides interconnectivity to existing streets a strategy that is promoted by the Land Use Plan and Subdivision Regulations.

RECOMMENDATION: Staff recommends the City Council approve the rezoning request subject to the conditions below.

1. Covenants and restrictions shall be submitted at preliminary plat insuring this development will be an active adult community and providing for common maintenance of all common areas and infrastructure. The Village shall have a separate home owners association from Craft Farms North.
2. The Village amenities shall be comparable to the amenities presented in the rezoning application (e.g. pool, tennis courts, putting green, walking paths, dog park, pavilions, etc.).

Planning Commission: At their December 19, 2017 meeting the Planning Commission unanimously (6-0) recommended approval of The Village rezoning application.

ATTACHMENTS: Staff Report, Plans, Applicant Narrative




SMALL TOWN, BIG BEACH®

The Village Rezoning Request – BG to R-1-5

Staff Report: Andy Bauer
Application #:ZA17-000066

Committee of the Whole Meeting Date: January 8, 2018
Applicant: Dewberry-Preble Rish
Property Location: 20895 County Road 8

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Summary of Request			
<p>Rezone 58 acres from General Business (BG) zoning to Single Family Residential (R-1-5) in order to develop a 163 lot active adult single family housing community.</p> <p>The proposed subdivision consist of 163 lots with a minimum size of 7,500 square feet (60'x125') which are larger than the minimum 6,000 square feet lot size of the R-1-5 zoning district. Proposed density equals 2.81 lots per acre. The development is buffered from the existing lots of Craft Farms North by a large lake/detention pond and landscape buffer areas that provide buffer widths of 15'-260'. Two gated entrances are provided to roadways within Craft Farms North, the primary entrance connecting to the existing Gailes Road and a secondary emergency access entrance connecting to Augusta Drive. Proposed amenities include walking paths, pool, tennis courts, putting green, dog park, and covered pavilions.</p> <p>Future Land Use Plan: The Future Land Use Map designates this area as Low Density Residential characterized as single family and duplex lots on large and medium size lots.</p>			
Existing Zoning: BG (General Business)	Surrounding Zoning N – AG (Agricultural) & R-1-4 Single Family Residential S – R-1-5 (Single Family Residential) E – R-1-5 (Single Family Residential) W – BG (General Business)	Surrounding Land Use N – Vacant Land & Stonegate Subdivision S – Craft Farms North Subdivision E – Craft Farms North Subdivision W – Vacant Land	Property Size 58 Acres
Existing Land Use: Vacant Land			

Facts to Consider	
1.	The property is currently zoned General Business and rezoning the property to R-1-5 Single Family residential greatly reduces the density and intensity of development allowed on the property.
2.	The rezoning request is in keeping with the Land Use Plan. The future land use of the property is designated as Low Density Residential (1-5 dwelling units per acre) the applicants proposed density is 2.81 lots per acre.
3.	Active Adult communities have lower impacts on public services than typical single family homes do, for example a typical single family household generates 10.1 car trips daily, an active adult home generates only about 3.5 trips per day.
4.	The development is buffered from the larger lots within Craft Farms North with a large lake and landscape areas.
5.	The development furthers a goal of the Land Use Plan to encourage a mix of housing types and styles to promote population and housing diversity.
6.	The proposed development provides interconnectivity to existing streets a strategy that is promoted by the Land Use Plan and Subdivision Regulations.

Attachments: Applicant Narrative, Conceptual Plans for The Village

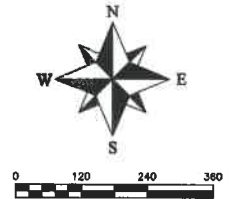
21 22

28 27

BALDWIN COUNTY HIGHWAY NO. 8
R/W VARIES



VICINITY MAP
1" = 1 MILE



THE VILLAGE AT CRAFT FARMS

DECEMBER 8, 2017 - SHEET 1 OF 1 SHEETS

MASTER PLAN			
DESIGNED BY	DED	10/1/17	DED
DATE	10/1/17	DED	10/1/17
PROJECT NO.	50093921	PROJECT NO.	50093921
CLIENT	PREBLE-RISH	CLIENT	PREBLE-RISH
CONSULTING ENGINEERS & SURVEYORS	PREBLE-RISH	CONSULTING ENGINEERS & SURVEYORS	PREBLE-RISH
CIVIL - SURVEYING - REDEVELOPMENT	PREBLE-RISH	CIVIL - SURVEYING - REDEVELOPMENT	PREBLE-RISH
9549 Redstone Ave. Dothan, AL 36528	9549 Redstone Ave. Dothan, AL 36528	9549 Redstone Ave. Dothan, AL 36528	9549 Redstone Ave. Dothan, AL 36528
251.999.9950 fax 251.999.9950 info@preble-rish.net	251.999.9950 fax 251.999.9950 info@preble-rish.net	251.999.9950 fax 251.999.9950 info@preble-rish.net	251.999.9950 fax 251.999.9950 info@preble-rish.net



ENTRY OPTION 2 ELEVATION
SCALE: 1" = 10'



ENTRY OPTION 2 PLAN
SCALE: 1" = 20'





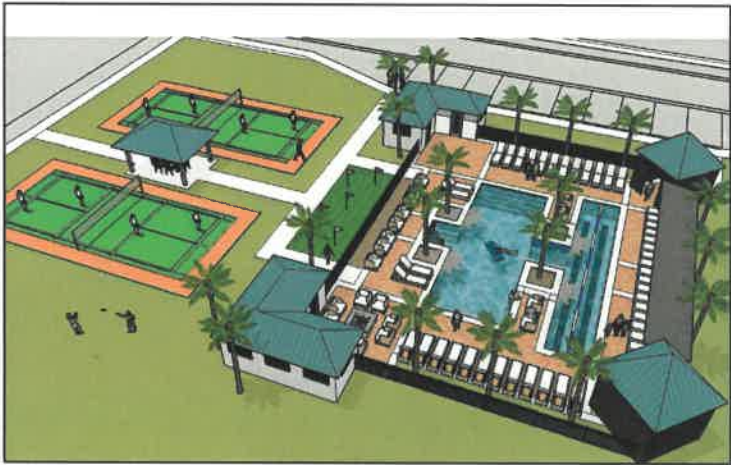
AERIAL PERSPECTIVE OF
OPTION 1 POOL AREA



AERIAL PERSPECTIVE OF
OPTION 1 POOL AREA



AMENITY OPTION 1 PLAN
SCALE: 1" = 20'



AERIAL PERSPECTIVE OF
OPTION 1 POOL AREA



The Arlington FE

1,566 Sq. Ft.* | 3 Bedrooms | 2 Bathrooms

C1.



C2.



C4.



Home and community information, including pricing, features, terms, availability and amenities are subject to change and prior sales at any time without notice or obligation. All floorplans and elevations are artist's rendering and are not intended to be exact representations. *All dimensions and sq. ft. measurements are approximate only. Floorplans, features and options will vary by subdivision. Lot selection, options and modifications will affect final pricing. D.R. Horton reserves the right to accept or reject any non-standard modifications at its sole discretion. Florida Registered Building Contractor License # RB29003307 Rev. 3/3/17 © 2017 D.R. Horton, Inc.



The Bristol FE

1,677 Sq. Ft.* | 3 Bedrooms | 2 Bathrooms

B1.



B2.



B4.



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The Clifton FE

1,794 Sq. Ft.* | 2 Bedrooms | 2 Bathrooms

A1.



A2.



A4.



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The Clifton FE

1,794 Sq. Ft.* | 2 Bedrooms | 2 Bathrooms

B1.



B2.



B4.



Home and community information, including pricing, features, terms, availability and amenities are subject to change and prior sales at any time without notice or obligation. All floorplans and elevations are artist's rendering and are not intended to be exact representations. *All dimensions and sq. ft. measurements are approximate only. Floorplans, features and options will vary by subdivision. Lot selection, options and modifications will affect final pricing. D.R. Horton reserves the right to accept or reject any non-standard modifications at its sole discretion. Florida Registered Building Contractor License # RB29003307 Rev. 3/3/17 © 2017 D.R. Horton, Inc.



The Delray FE

2,047 Sq. Ft.* | 4 Bedrooms | 2 Bathrooms

A1.



A2.



A4.



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The Dover FE

1,884 Sq. Ft.* | 3 Bedrooms | 2 Bathrooms

C1.



C2.



C4.



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THE VILLAGE AT CRAFT FARMS DEVELOPMENT NARRATIVE

The Village at Craft Farms is a 57.98 acre site located south of County Road 8 and immediately west of Craft Farms North Phase 1. The property is located within the corporate limits of the City of Gulf Shores and presently zoned BG. An application has been filed with the City requesting to rezone the entire site to R-1-5 Residential/High Density Single Family.

The proposed development will be an active adult gated community. The active adult living is a designed community with an emphasis on lifestyle. The development offers low maintenance for landscaping and lawn service and a gated entrance for security. The design includes sidewalks and trails for walking and biking throughout the development. There are large lakes proposed within the development that will not only serve as detention ponds for stormwater management, but as recreational lakes for the enjoyment of the residents. These lakes will also have walking trails around them for ease of access by the residents. Other amenities proposed for this development are a pool, covered pavilions, mail kiosk, and areas for adult living type games.

The development will consist of 163 single family lots. The proposed lots are 60' wide and a minimum of 125' deep for a minimum of 7,500 sq. ft. The proposed lots will be larger than the minimum allowed in R-1-5 (50' wide and 6,000 sq.ft.). The proposed density of the development would be 2.81 lots per acre, which is well below the maximum allowed in R-1-5 (7 DU/ac.) and even below what is allowed in R-1-4 (3.5 DU/ac.).

The site will be buffered from the existing development to the east, Craft Farms North Phase 1, by way of a large lake/detention pond and landscaped buffer areas. Lots in the new and existing developments will be separated at the lake from approximately 90' to 260' apart.

All roadways within the development will be private. The main entrance and only access for residents within this development will be by way of a gated entrance, connecting to the existing Gables Road, located in Craft Farms North Phase 1. A second connection will be located at an existing stubout also located within Craft Farms North Phase 1 and will serve as an emergency access only. Six (6) feet wide sidewalks will be located on both sides of all of the proposed roadways, required to be ADA compliant and constructed in accordance to the standards of the City of Gulf Shores.

All utilities will be constructed underground and in accordance to the standards of the respective utility companies. The stormwater management system will be designed in accordance with the standards of the City of Gulf Shores. All stormwater facilities and structures within this development will be maintained by the P.O.A. and not the City of Gulf Shores.

Covenants and Restrictions will provide for the formation of a Property Owner's Association for The Village at Craft Farms development whereby maintenance responsibilities of the private roads, drainage infrastructure, and common areas will be established.